

Bronco Estates

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00046 — Resubdivision Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: Lizalan, LLC.

REPRESENTATIVE: Dorado Engineering, Inc.

LOCATION: South of North Loop and East of Pendale, District 7

ACREAGE: 1.417

VESTED: No

PARK FEES REQUIRED: No

EXCEPTION/MODIFICATION REQUEST: Exception to waive the required DSC standard for Pendale Road.

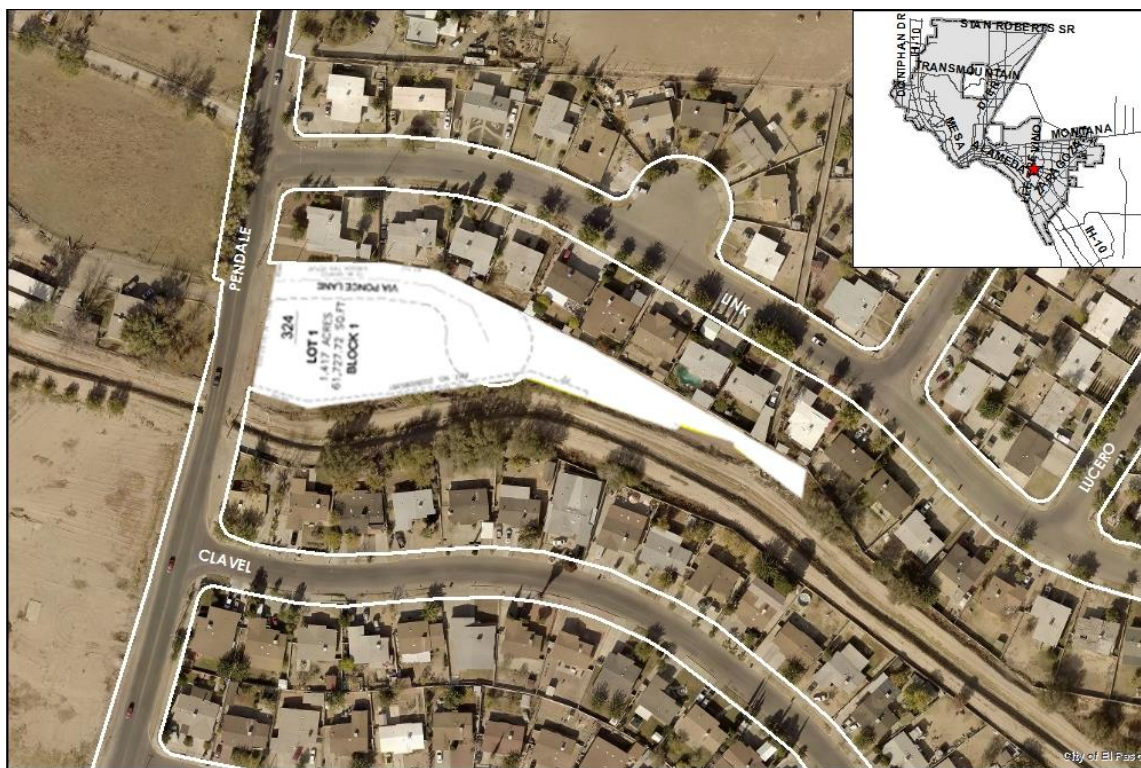
RELATED APPLICATIONS: SUB07-00052 (Major Combination for Ponce Estates)

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.417 acres of land into 1 residential lot. Primary access to the subdivision is proposed from Pendale Road. This subdivision will be vacating Via Ponce Lane which was approved under Ponce Estates and to which no improvements were ever made. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Bronco Estates on a Resubdivision Combination basis.



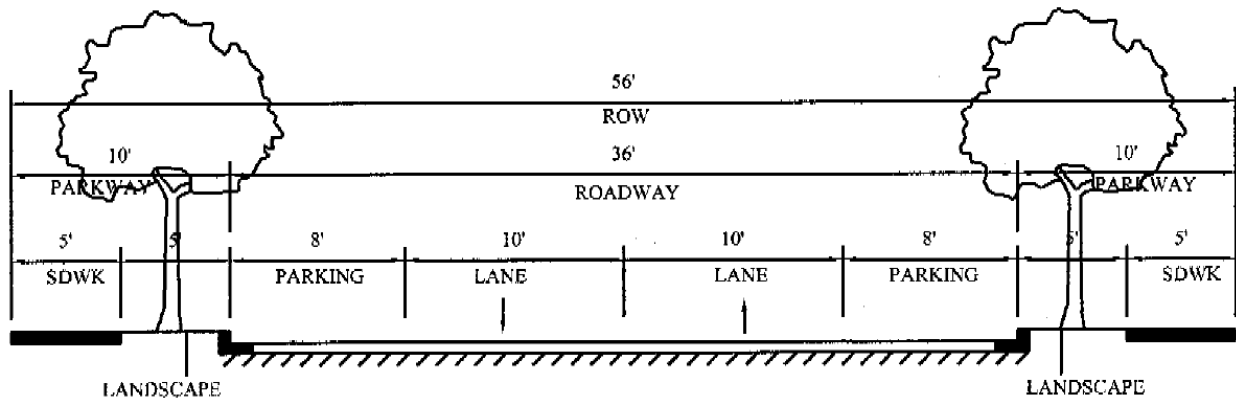
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies):

- To waive 6' of the required 18' of paving on the applicant's proportionate share of Pendale Road.

Pendale Avenue

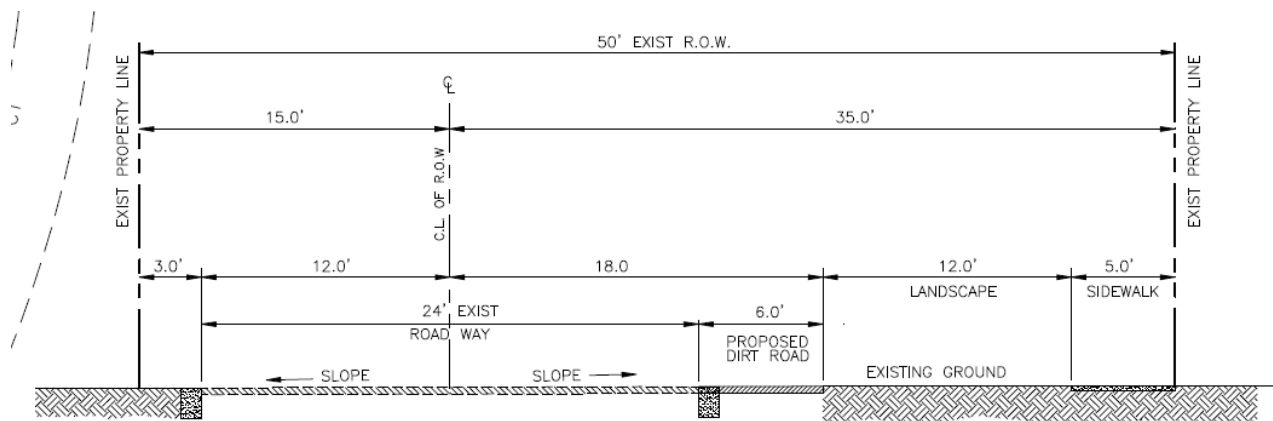
Required



RESIDENTIAL COLLECTOR

CAN BE DESIGNED TO PROVIDE FOR ANGLE PARKING

Proposed



PROPOSED TYPICAL STREET SECTION PENDALE ROAD

The applicant does not meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent roads based on any of the following factors:

a: Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



CASE HISTORY

A major combination application for the subject property was previously approved as Ponce Estates by the City Plan Commission on September 6, 2007.

Ordinance 9228, dated December 8, 1987, required that the applicant for Ponce Estates dedicate an additional 20' of right of way. The 20' were dedicated through Ponce Estates.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-5/sc (Residential / Special Contract). Properties adjacent to the subject property are zoned R-3 (Residential), R-4/sc (Residential / Special Contract), R-F (Ranch and Farm), and R-F/sp (Ranch and Farm / Special Permit). Surrounding land uses are residential. The nearest park is Pueblo Viejo (0.14 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

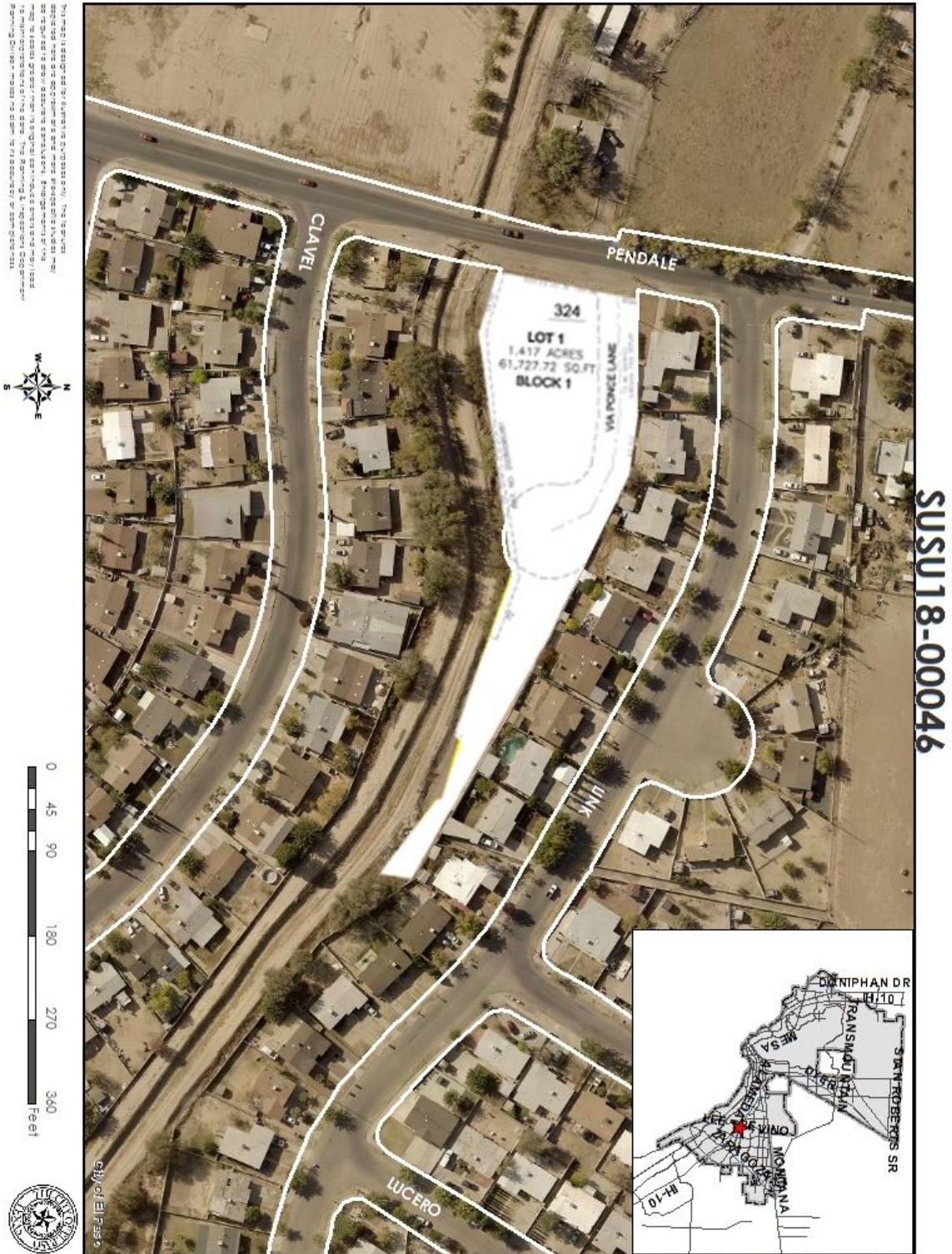
PLAT EXPIRATION:

This application will expire on July 12, 2021. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

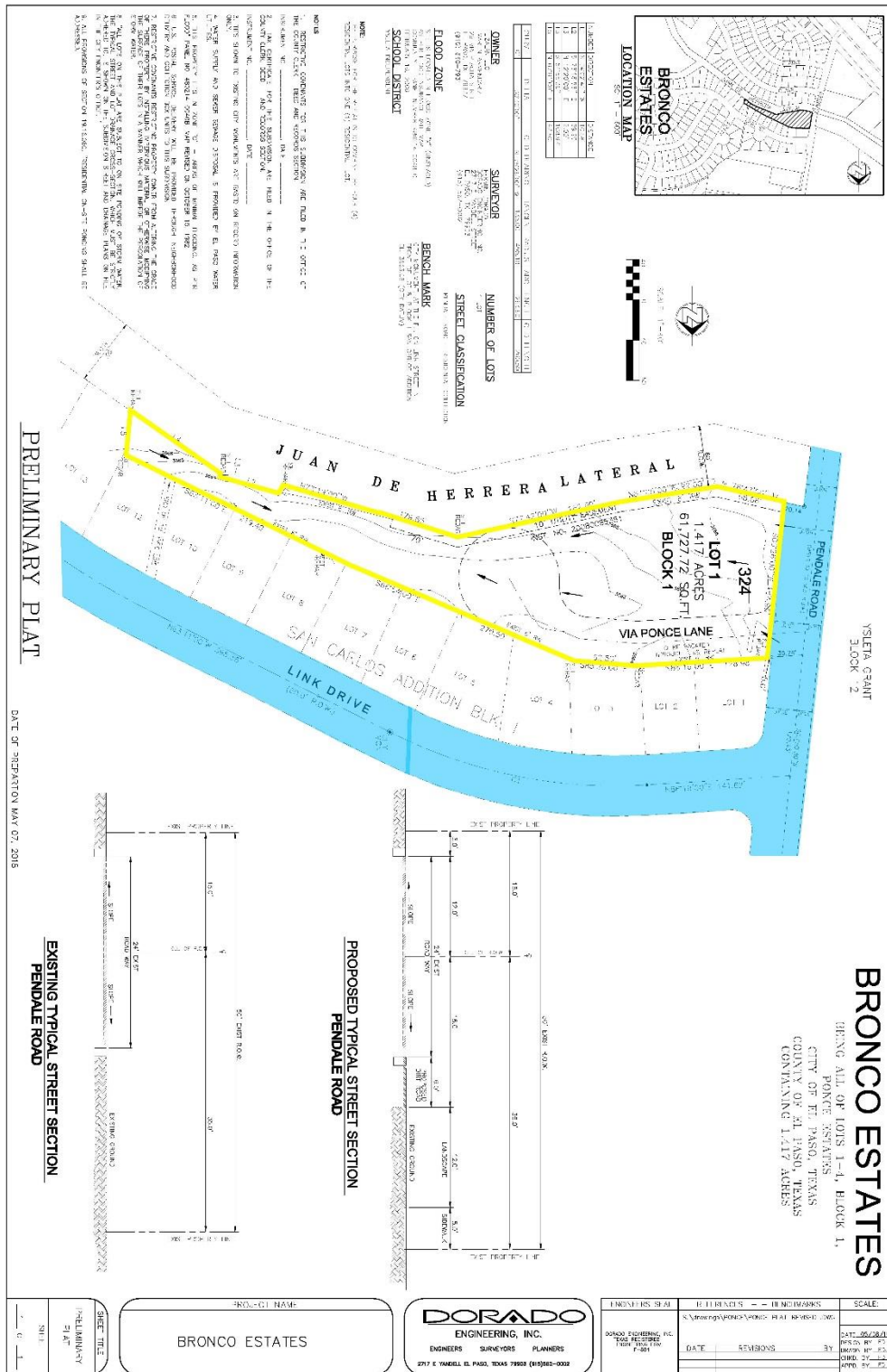
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Waiver Request
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 05.30.18 FILE NO. SUSU18-00046

SUBDIVISION NAME: BRONCO ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 1-4, BLOCK 1
PONCE ESTATES
CITY OF EL PASO, COUNTY OF EL PASO TEXAS

Property Land Uses:			
	ACRES	SITES	
Single-family	<u>1</u>	<u>1.417</u>	Office
Duplex			Street & Alley
Apartment			Ponding & Drainage
Mobile Home			Institutional
P.U.D.			Other (specify below)
Park			
School			
Commercial			Total No. Sites <u>1</u>
Industrial			Total (Gross) Acreage <u>1.417</u>

3. What is existing zoning of the above described property? R-3 SC Proposed zoning? R-3 SC

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)

ON-SITE PONDING

7. Are special public improvements proposed in connection with development? Yes No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

LIZALAN L.L.C

12. Owner of record MARTIN ARMENDARIZ 29 VIA PLACITA PLACE EL PASO TX 79927
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST. EL PASO TX 79903 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

ATTACHMENT 5

DORADO ENGINEERING GROUP, INC
2717 E. Yandell El Paso, Texas 79903 (915) 562-0002, Fax (915) 562-7743

July 2, 2018

Jovani Francia
Planner - Subdivisions
Planning and Inspections Department
801 Texas
El Paso, Texas 79901

RE: BRONCO ESTATES

Mr. Francia,

We are requesting to waive the required improvements to Pendale Road in accordance with 19.10.050-A.1.a. which states that fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

If you have any questions please call me.

Thank you.



Fermin Dorado, P.E.
Owner Representative

ATTACHMENT 6

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvements – Parks

We have reviewed **Bronco Estates**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one (1) "R-5/sc" residential lot and is a replat of the original Ponce Estates subdivision which is not increasing density as evidenced by the original subdivision plat and this replat therefore, this plat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

Also, please note that "Park fees" in the amount of \$5,480.00 were paid for the original Ponce Estates Subdivision.

This subdivision is located with-in Park Zone: **MV-3**

Nearest Park: **Pueblo Viejo Park (MV-4)**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal

No objections.

El Paso County Water Improvement District #1

EPCWID has not received an "Application to Review Subdivision". Once application and fee(s) are submitted, EPCWID will submit its comments.

El Paso Water Utilities

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Pendale Road, approximately 15-feet west of property's western boundary line. This water main is available for extension.

Previous water pressure from fire hydrant #3180 located on the intersection of Link and northeast corner of Pendale Road has yield a static pressure of 104 (psi), a residual pressure of 98 (psi), and a discharge of 1,728 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 33-inch diameter sanitary sewer main that extends along Pendale Road, approximately 16.5-feet west of property's line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main along Pendale Road. This sanitary sewer main dead-ends approximately 54-feet north of existing manhole fronting the subject property. This main is available for extension.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: No objections to proposed plats.